Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me this 13th day of July 2012

Notary Public
My commission expires:

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Pugh	SunTrust Mtg.	118-09-040.00
1011 Noelton Avenue	901 Semmes Ave RIW 5023	
Nashville, TN 37204	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret W. Funk,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Pugh and Meredith Pugh,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 68 feet of Lot No. 7 and the westerly 16 feet of Lot No. 8 on the Map of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made December 1936 and March 1938, by W.B. Southgate, Surveyor, as follows:

Beginning at a point on the south side of 5th Street 684 feet west of the westerly margin of 10th Avenue South; thence with the margin of said Street westerly 84 feet; thence southerly 200 feet; thence easterly 84 feet; thence northerly 200 feet to the point of beginning.Being the same property conveyed to Andrew C. Funk and wife, Julia W. Funk by Warranty Deed from Kenneth A. Smith and wife, Dorothy Smith of record in Book 2590, Page 75, Register's Office for Davidson County, Tennessee, dated August 7, 1956. The said Julia W. Funk died in 1992, leaving Andrew C. Funk as the surviving tenant by the entirety. Thereafter, Andrew C. Funk died testate on May 11, 1998 leaving the subject property to Wiatt A. Funk and Margaret W. Funk, as the surviving spouse of John Frederick Funk, as tenants in common pursuant to a Last Will and Testament and Codicil of record in Will Book 220, Page 753, of the Probate Court of Davidson County, Tennessee. The said Wiatt A. Funk having since died testate on August 11, 2005, per the terms of his Last Will and Testament of record in Will Book 41, Page 156, of the Probate Court of Rutherford County, Tennessee, the said Wiatt A. Funk vested his Executor, Peter V. Hall with power of sale.
Being the same property conveyed to Margaret W. Funk by Executor's Deed from Peter V. Hall, Executor for the Estate of Wiatt A. Funk (a one-half undivided interest), of record in Instrument No. 20051019-0125855, Register's Office for Davidson County, Tennessee, dated October 14, 2005.

1011 Noelton Avenue, Nashville TN 37204

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions. and easements as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20120054129 DEEDWARR
Recvd: 07/24/12 09:15 2 pgs
Fees:13.00 Taxes:1813.00
20120724-0064792

This property is improved property known as 1011 Noelton Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 13th day of July, 2012.

Margaret W. Funk by M. Kristin Selph, Attorney in Fact

Margaret W. Funk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **M. Kristin Selph,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Margaret W. Funk**, and who acknowledged that she executed the same as the free act and deed of **Margaret W. Funk**.

Witness my hand and official seal at Franklin, Tennessee, this the 13th of July 2012.

Judy Mangrum

Notary Public

My Commission expires: 10-20-2013

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012072157